



**BOARD OF DIRECTORS MEETING
AGENDA
TUESDAY, JULY 14, 2026 – 5:30 PM**

IN-PERSON
COMMUNITY CENTER
3195 Mecartney Road
Alameda, CA 94502

OR

HYBRID/ONLINE: RING CENTRAL

<https://v.ringcentral.com/join/ssoogian>

Telephone: +1(650) 419-1505

Meeting ID: 395 468 128

Please identify your name and address at sign-in.

- | | <u>ACTION</u> |
|---|--|
| 1. CALL TO ORDER (1 Min) | Verbal |
| 2. APPROVAL OF AGENDA (1 min) | Vote |
| 3. COMMUNITY MATTERS (5 mins)
A. Village 1 Report- Gary Hoffer
B. CHBIOA Minutes | Discuss/Review |
| 4. ARCHITECTURAL MATTERS (10 min)
A. Architectural Report | Discuss/Review |
| 5. HOMEOWNERS & GUESTS OPEN FORUM | Verbal (3 mins per H/o) |
| 6. FINANCIAL MATTERS (5 mins)
A. Treasurer's Report
B. Monthly Financials
• May 31, 2026
• Management Financial Report – 2026 May
C. Insurance Renewal
• 26-27 Renewal Quote
• Crime Application
• Package Renewal (Philadelphia)
• Worker's Compensation Proposal | Verbal
Review/Accept

Discuss/Vote |
| 7. LANDSCAPING MATTERS (25 mins)
A. Landscape Report
B. EBMUD Email & Water Reports
C. Terra Landscape Report
• Monthly Activity Report
• 2026 Irrigation System Check Update
D. Landscape Proposals
• RATIFY 418 Channing – Valve Replacements (6907)
E. Terra Private Improvement Projects – Policy Review
F. Curb Strip Planning – Status Report | Verbal/None
None
Verbal/Review

Discuss/Vote

Discuss/Vote
Discuss/Vote |
| 8. APPROVAL OF MINUTES (3 mins)
A. Regular Meeting Minutes
• June 6, 2026 | Discuss/Vote |

- | | |
|---|-----------------------|
| 9. MAINTENANCE MATTERS (10 min) | |
| A. Maintenance Reports | Verbal/None |
| B. Playground Inspection – Proposal | Discuss/Vote |
| • Bsafe | |
| • Play Safe Inspections | |
| • Bay Area Playground Inspections | |
| 10. MANAGER’S REPORT (1 min) | |
| A. Pending/Completed Action Items/Information | Verbal |
| 11. NEW BUSINESS (5 mins) | |
| A. Damaged Irrigation by Homeowner Resolution/Policy | Discuss/Vote |
| 12. OLD BUSINESS (5 mins) | |
| A. Paint Palette Draft – 28-Day Comment | Discuss/Vote |
| 13. OTHER COMMUNICATION | None |
| 14. EXECUTIVE SESSION – Closed Session (5 mins) | Adjourn |
| A. Contracts | None |
| B. Legal | None |
| C. Hearings | None |
| D. Board Decision Letters | None |
| E. Violation Report | Discuss/Review |
| F. Violation Letters | Discuss/Review |
| 15. ADJOURNMENT- NEXT MEETING September 8, 2026 – Regular Meeting at 4:30 pm | |

~All meetings are being recorded to ensure the accuracy of the minutes~